



## 10 Sprinkwood Grove, Weston Coyney, Stoke-On-Trent, ST3 6EQ

**Offers in the region of £210,000**

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"The good thing about home, is that it feels good to leave, and it feels even better to come back" ~ Wendy Wunder

A beautifully presented three-bedroom semi-detached home in a popular Weston Coyney location, extended and upgraded to a high standard. The ground floor features a lounge, flexible office/playroom, and a modern kitchen with space for dining, plus a utility room and downstairs WC. Upstairs, there are two generous double bedrooms, a spacious single, and a family bathroom with bath and separate shower. Outside, the property offers off-road parking for three vehicles and well-maintained front and rear gardens. The rear garden is a particular highlight, backing onto open space and landscaped with a patio, decked seating area, lawn, and timber garden shed.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)



### Denise White Estate Agents Comments

A beautifully presented three-bedroom semi-detached home in a popular residential area of Weston Coyney. Having been extended and improved by the current owners to an excellent standard, the property offers versatile accommodation, ideal for modern family life.

To the ground floor, an entrance hall leads to the lounge, which flows into an office/playroom and leads on to the kitchen. The kitchen is fitted with a modern range of units and provides ample space for a dining table and chairs. Beyond the kitchen, there is a useful utility room and a downstairs WC.

On the first floor, the principal bedroom is a good-sized double with a built-in storage cupboard, while the second bedroom is also a generous double. The third bedroom is a spacious single, and the family bathroom is well-proportioned, featuring a bath and separate shower cubicle.

Externally, the property benefits from a driveway providing off-road parking for three vehicles, along with well-maintained gardens to both the front and rear. The rear garden is a particular feature, backing onto open space and offering a high degree of privacy. It has been landscaped with a concrete imprint patio and decked seating areas, alongside a well-kept lawn and a timber garden shed.

### Location

Weston Coyney is a well-established and highly regarded residential area, offering a perfect blend of suburban charm and convenient accessibility. The community benefits from a range of local amenities, including schools, shops, and recreational facilities, making it ideal for families and professionals alike. The area is well-connected, with excellent road links to the A50, providing easy access to Stoke-on-Trent city centre, the M6 motorway (Junction 15), and nearby towns such as Uttoxeter and Derby. Residents also enjoy proximity to green spaces and parks, creating opportunities for outdoor leisure and family activities. With its welcoming community and convenient location,

Weston Coyney continues to be a popular choice for those seeking a balanced lifestyle within reach of the city and countryside.

### Entrance Hall



Composite entrance door to the front aspect. Laminate flooring. Radiator. Ceiling light. Stairs leading to the first floor. Door leading into:-

### Lounge

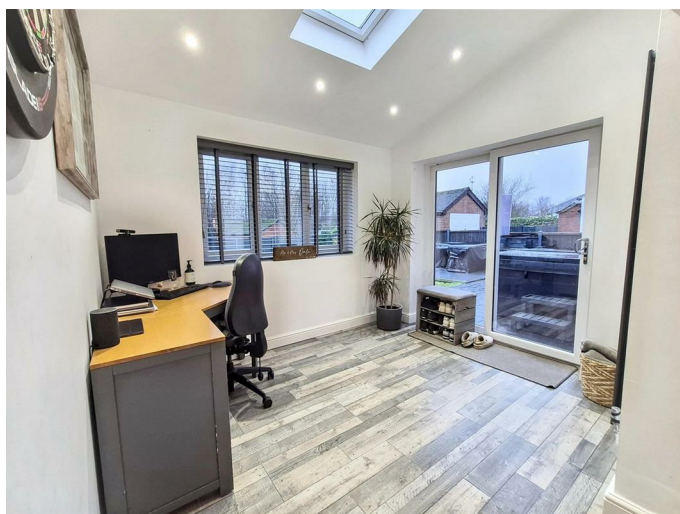
19'7" x 10'5" (5.97 x 3.18)



Carpet. Radiator. Pebble effect electric fire. Part wooden panelled walls. uPVC window to the front aspect. Ceiling light. Door leading into the kitchen. Opening into:-

### Home Office/Playroom

9'11" x 8'7" (3.03 x 2.62)



Laminate flooring. Wall mounted upright radiator. uPVC window to the rear aspect. uPVC sliding doors leading to the rear garden. Window to the ceiling. Ceiling spotlights.

### Kitchen

11'4" x 10'10" (3.47 x 3.32)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated four gas hob with extractor over and single electric oven. Plumbing for dishwasher. Space for upright fridge freezer. Tiled flooring. Radiator. uPVC windows to the side and rear aspects. Part tiled walls. Ceiling light. Door leading into:-

### Utility Room

8'5" x 8'2" (2.57 x 2.51)



Fitted with wall and base units with worksurface over incorporating a stainless steel sink and drainer unit with mixer tap. Tiled flooring. Radiator. Plumbing for automatic washing machine. Space for condensing tumble dryer. Wall mounted 'Ariston' gas combination boiler. Part tiled walls. uPVC door and window to the side aspect. Ceiling light. Door leading in to:-

### WC

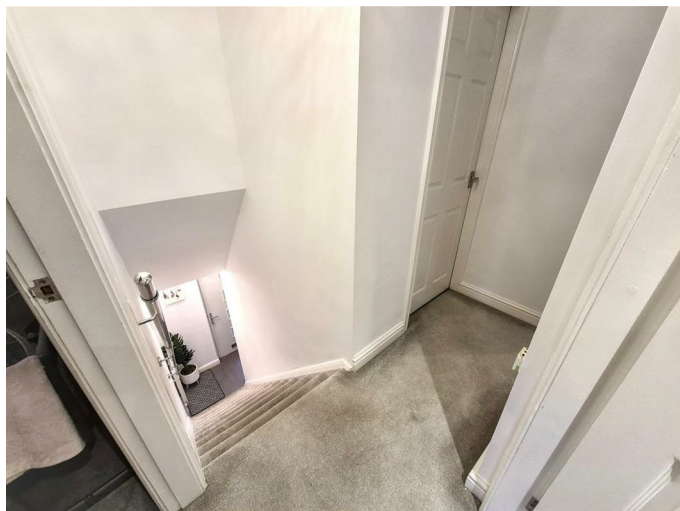
4'4" x 2'5" (1.33 x 0.75)



Fitted with a low-level WC. Tiled flooring. Radiator. Obscured uPVC window to the front aspect. Ceiling light.



## First Floor Landing



Carpet. Ceiling light. Loft access. Doors leading into:  
—

## Bedroom One

13'10" x 8'4" min (4.23 x 2.55 min)



Carpet. Radiator. uPVC window to the front aspect.  
Built-in storage cupboard. Ceiling light.

## Bedroom Two

10'7" x 10'5" (3.25 x 3.18)



Carpet. Radiator. uPVC window to the front aspect.  
Ceiling light.

## Bedroom Three

10'5" x 8'7" max (3.19 x 2.63 max)



Carpet. Radiator. uPVC window to the rear aspect.  
Ceiling light.

## Bathroom

11'3" x 5'6" (3.45 x 1.68)

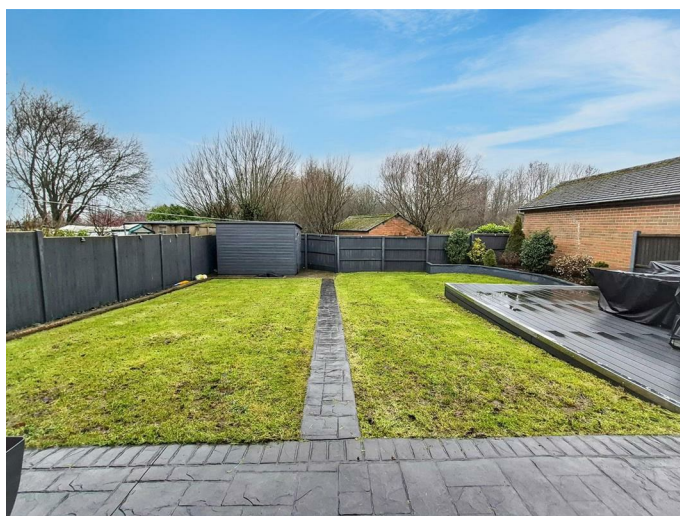


Fitted with a suite comprising of 'P' shaped panelled bath with electric shower over, low-level WC, vanity wash hand basin unit and fully tiled shower cubicle. Vinyl flooring. Wall mounted heated towel rail. Fully tiled walls. Obscure uPVC window to the rear aspect. Ceiling spotlights.

## Outside

To the front of the property there is a driveway which provides off road parking for three vehicles which sits alongside a lawned garden area. Gated access to the side of the property leads to the rear garden.

## Garden



The rear garden is a true highlight of the property, offering a private and tranquil outdoor space that

backs onto an open space. It has been landscaped to combine style and functionality, featuring a concrete imprint patio and decked seating areas—perfect for entertaining or relaxing. A well-maintained lawn provides additional space for play or gardening, alongside a timber garden shed.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band A

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

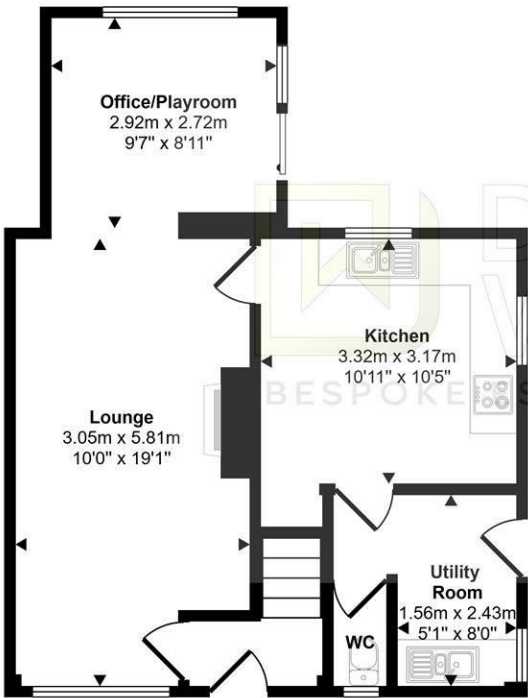
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

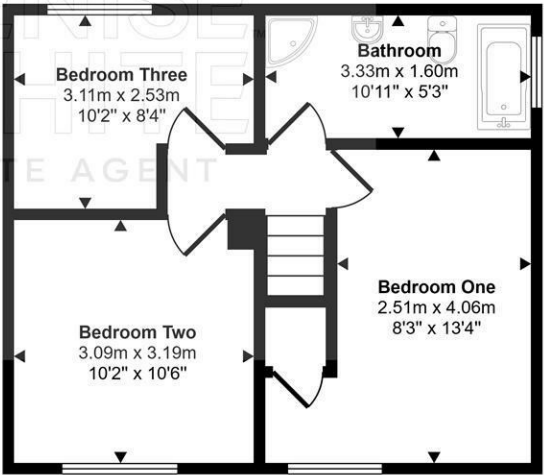
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

Approx Gross Internal Area  
85 sq m / 912 sq ft



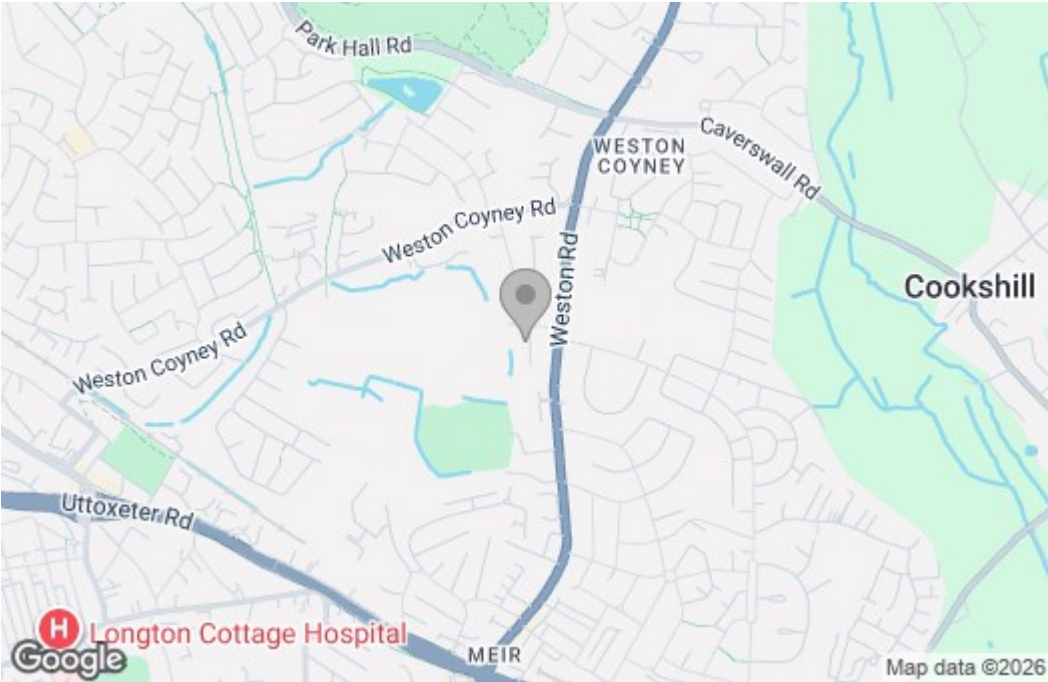
Ground Floor  
Approx 46 sq m / 496 sq ft



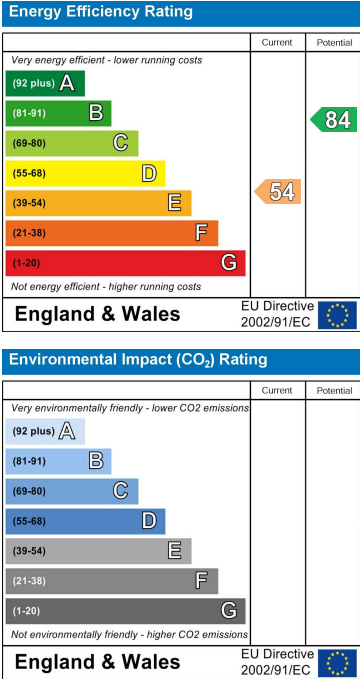
First Floor  
Approx 39 sq m / 416 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.